



An
Bord
Pleanála

Board Direction
PL 15.247903

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th April 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the pattern of front garden car parking in the area, to the minimum speed limit which applies on the public road in the vicinity of the site and subject to compliance with the conditions set out below it is considered that the proposed development would be acceptable in terms of traffic safety and convenience of road users and would otherwise accord with the proper planning and unsustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development the developer shall submit plans and particulars for the written agreement of the planning authority providing for the following;
- (a) One car parking space only (which shall not be less than 2.4m wide by 4.8m deep) shall be provided in the front garden.
 - (b) A pedestrian access path from the public footpath to the front door.
 - (c) Boundary treatment along the public footpath.

Reason: In the interests of traffic and pedestrian safety.

3. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000 in respect of works to the footpath outside the application site necessitated by the proposed development. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board for determination. The contribution shall be paid prior to the commencement of the development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

Board Member

Date: 5th April 2017

Conall Boland